

Rezoning Petition No. 2020-041

Bucci Development Company, LLC, Petitioner

Community Meeting

July 1, 2020

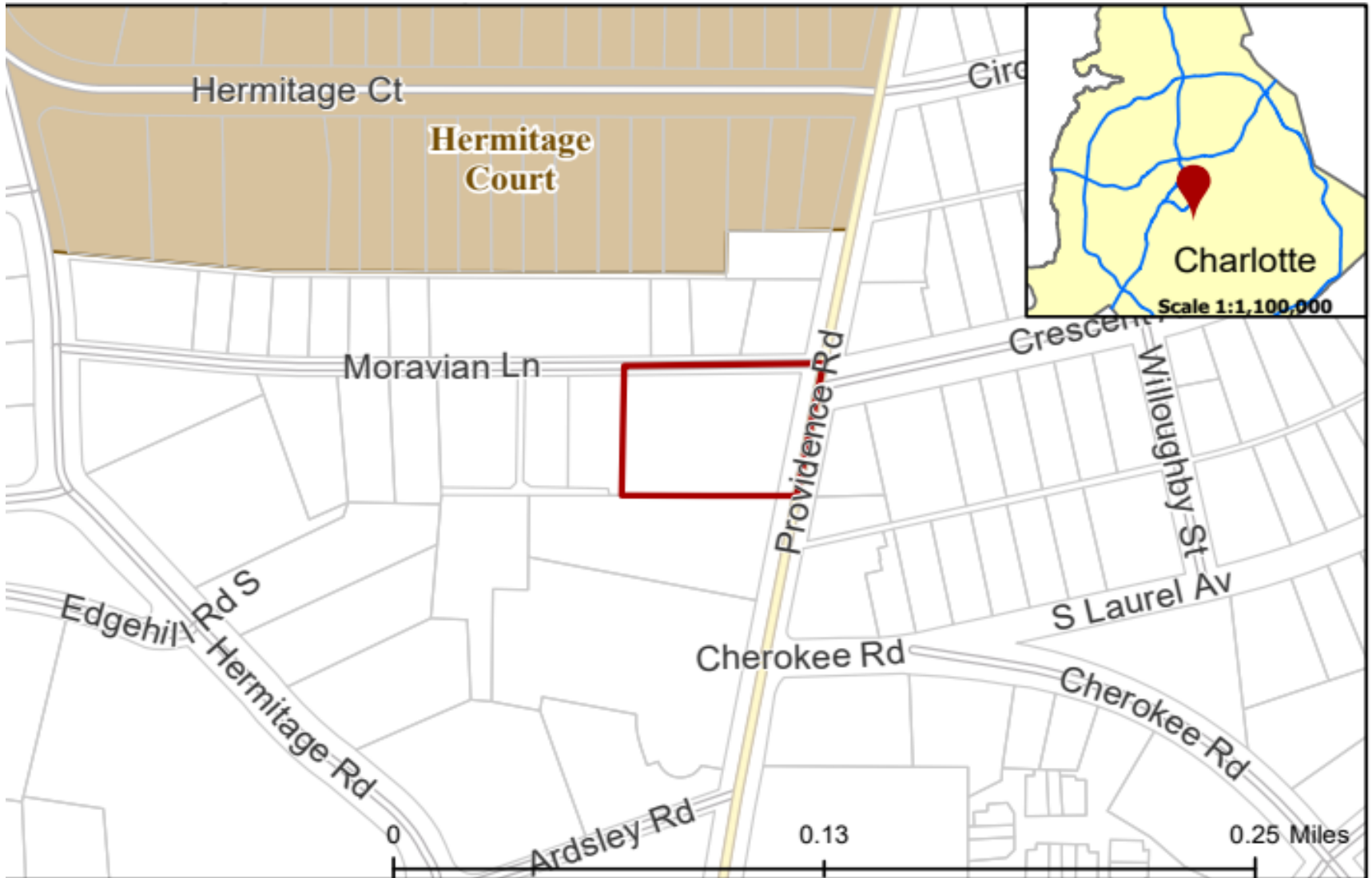
Team

- Brian Bucci, Bucci Development Company, LLC
- Brian Bunce, BB+M Architecture
- John Carmichael, Robinson, Bradshaw & Hinson

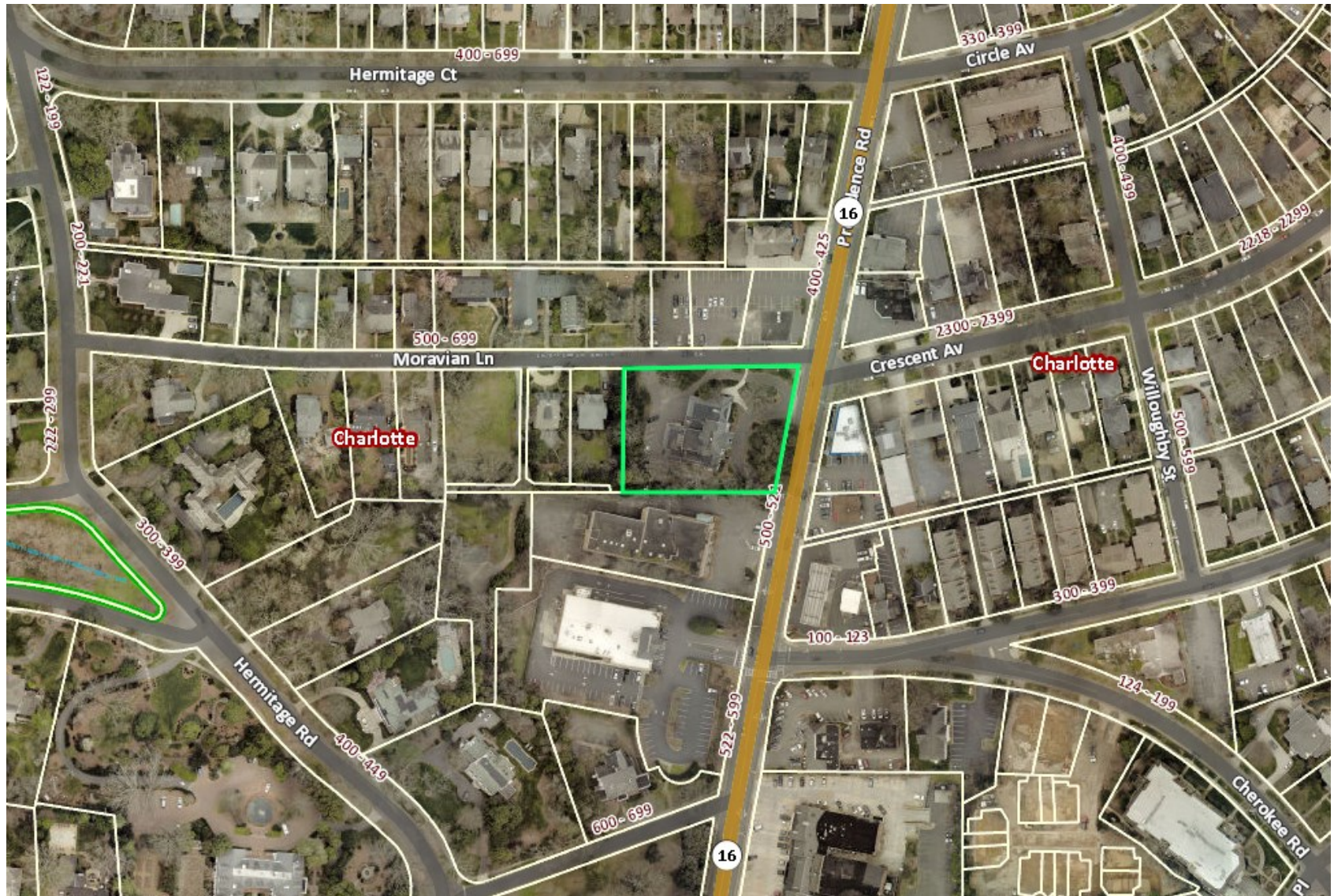
Current Rezoning Schedule

- Public Hearing: Monday, September 21, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 6, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 19, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center

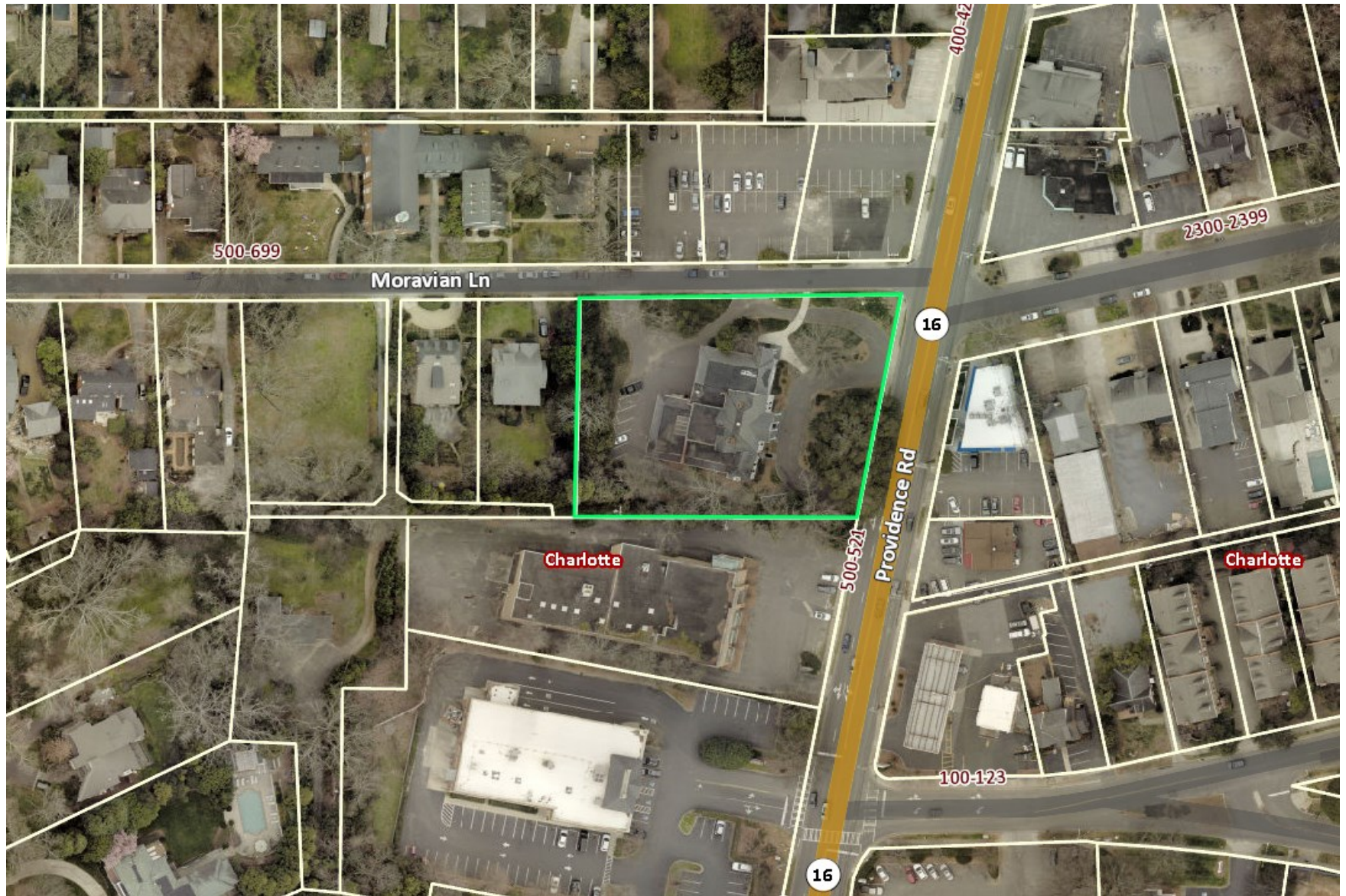
Site – 1.12 Acres



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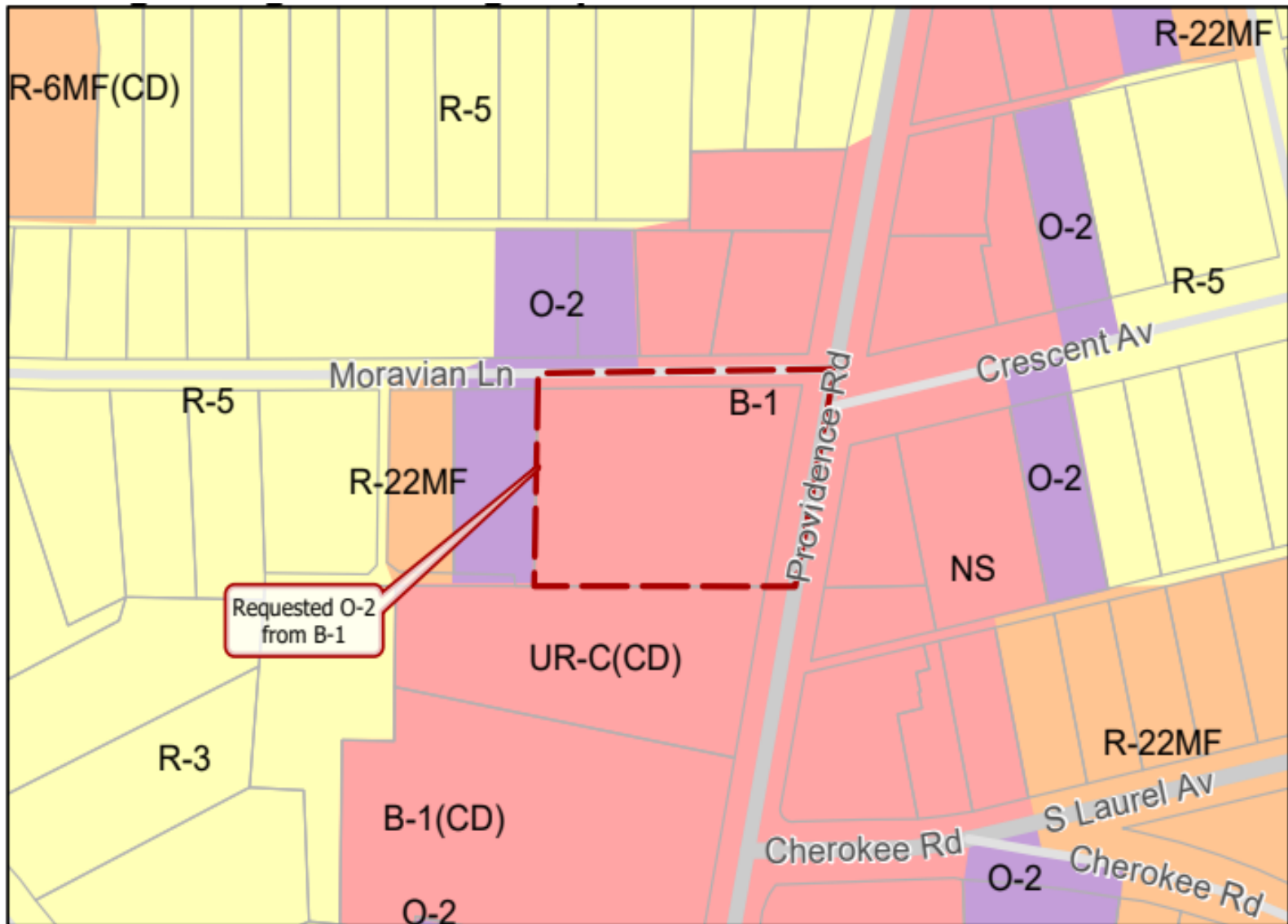
Site – 1.12 Acres



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Current Zoning of the Site and Nearby Parcels



Rezoning Request

Requesting that the site be rezoned from the B-1 (Neighborhood Business) zoning district to the O-2 (Office) zoning district to accommodate uses allowed in the O-2 zoning district

Conventional Rezoning Request

No Associated Rezoning Plan



Information on B-1 and O-2 Zoning Districts

CHAPTER 9:

GENERAL DISTRICTS

PART 1: TABLE OF USES AND HIERARCHY OF DISTRICTS

Section 9.101. Table of uses.

The range of uses permitted as of right and under prescribed conditions in each district established in this Chapter is summarized in Table 9.101. In the event of a conflict between Table 9.101 and the text of these regulations, the text shall control. Uses allowed in the Overlay Districts are set forth in Chapter 10, and uses allowed in the Conditional Zoning Districts are set forth in Chapter 11.

Section 9.102. Hierarchy of districts.

The districts established in this Chapter and in Chapter 11 are classified from "highest" to "lowest" in the following order:

("highest")

R-3	R-17MF	RE-3	CC	BP
R-4	R-22MF	INST	MX-3	BD
R-5	R-22MF	O-1	B-2	U-I
R-6	UR-1	O-2	TOD-TR	I-1
R-8	R-43MF	O-3	TOD-NC	I-2 ("lowest")
MX-1	UR-2	UR-C	TOD-CC	
R-MH	UR-3	NS	TOD-UC	
R-8MF	RE-1	B-1	MUDD	
R-12MF	RE-2	MX-2	UMUD	

(Petition No. 2003-90 §9.102,10/20/03)

(Petition No. 2018-169 §9.102,04/15/2019)

For any district where a conditional zoning district is permitted the conditional zoning district shall have the same order as the general district for the purposes of determining its hierarchy under the table.

Development Standards

	<u>B-1</u>	<u>O-2</u>
Max. Residential Density	22 d.u.a.	22 d.u.a.
Max. FAR for Non-Residential	.50*	1.00*
	*50% increase with structured parking	
Setback	20 feet	20 feet
Side Yard	None (8 ³ / ₄ ' if provided)/5 feet for MF	5 feet
Rear Yard	10 feet/40 feet for MF	20 feet/40 feet for MF
Maximum Building Height	40 feet**	40 feet**

*** A building in a designated district may be erected to a height in excess of 40 feet, provided the minimum side yard is increased 1 foot for every 2 feet in building height in excess of 40 feet. If a building abuts a residential zoning district, it may not be constructed above the 40-foot limit unless the side and/or rear yard which abuts the residential zoning district is increased 1 foot for each foot in building height in excess of 40 feet

Buffers Class and Width Generally Based on Use Same Requirements in Each District

150 Providence Road Site

- Site is zoned O-2
- Brian Bucci is currently developing an office building on this site.
- Rear portion of the site rezoned to the O-2 zoning district in 2016

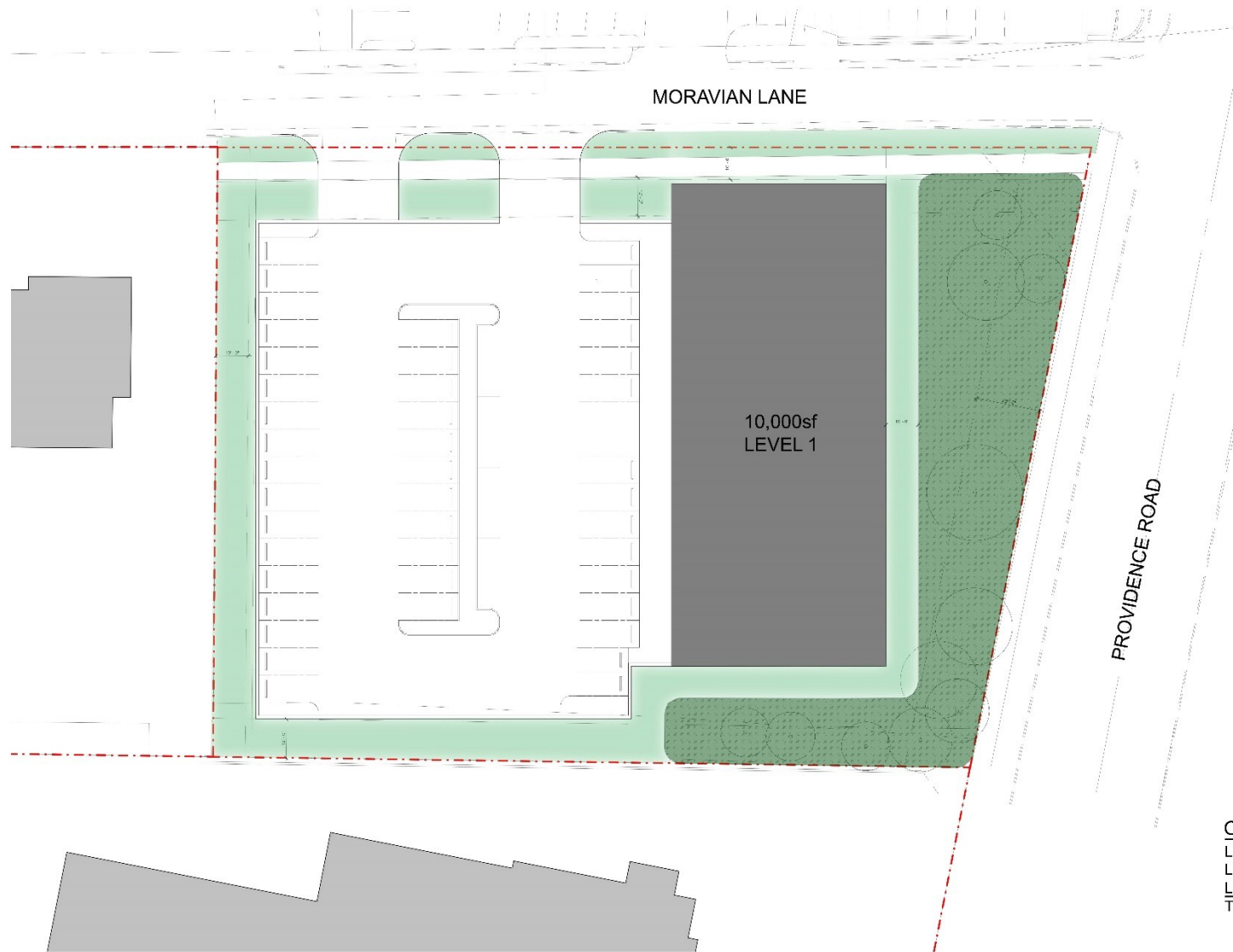
150 Providence Road





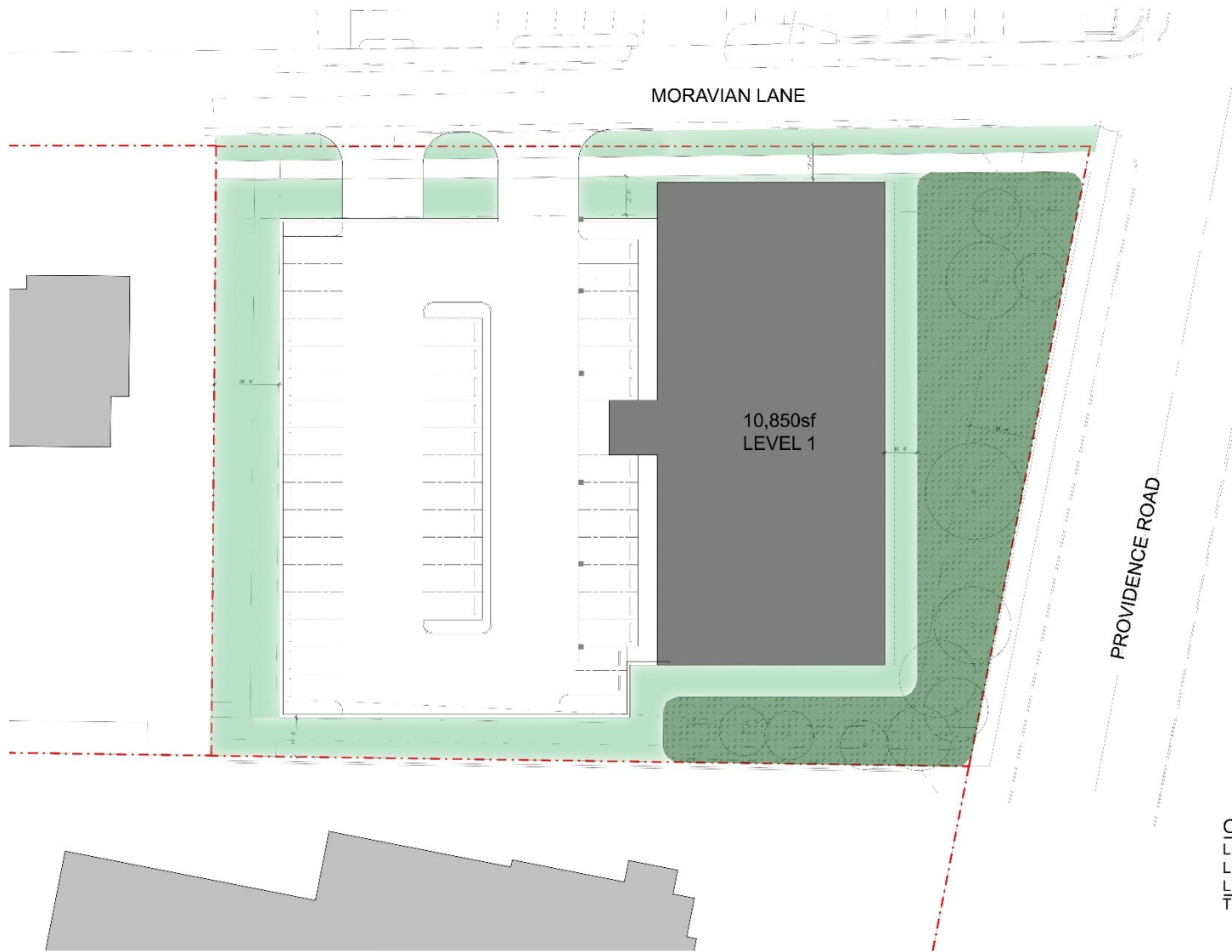
150 PROVIDENCE ROAD

I-B+M
ARCHITECTURE



OFFICE BUILDING	
LEVEL 1	10,000sf
LEVEL 2	10,000sf
LEVEL 3	10,000sf
TOTAL	30,000sf

500 PROVIDENCE: B-1 ZONING



OFFICE BUILDING	
LEVEL 1	10,850sf
LEVEL 2	14,575sf
LEVEL 3	14,575sf
TOTAL	40,000sf

500 PROVIDENCE: O-2 ZONING



Questions

Site – 1.12 Acres



Trip Generation -- CDOT

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Funeral Home	9,494 SF	No Data	Tax Record
Entitlement with Current Zoning	Retail (B-1, 1.12 acres)	11,200 SF	425	General Guidance from Planning
Proposed Zoning	Office (O-2, 1.12 acres)	16,800 SF	190	General Guidance from Planning

Trip Generation – ITE Manual

Trip Generation

Land Use [ITE Code]			Weekday Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
General Office Building [710]	40,000	SF	436	65	9	74	20	90	110
General Office Building [710]	30,000	SF	330	51	7	58	18	81	99

References:

Trip Generation, 10th Edition, Institute of Transportation Engineers, Washington, DC. 2017.